

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JUNE 13, 2007  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: KEN TEASLEY**

ITEM-1: - **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: - **REQUESTS FOR CONTINUANCES.**

ITEM-3: - **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: - *This item is being withdrawn by staff.*

**5115 63<sup>rd</sup> STREET TENTATIVE MAP - PROJECT NO. 122152**  
City Council District: 7 Plan Area: College Area

**STAFF: Edith Gutierrez**

Tentative Map to subdivide an existing 15,277 square foot parcel to two separate parcels. Parcel 1 would be 6,784 square feet and Parcel 2 would be 8,493 square feet. The existing one-story single family residence on Parcel 1 will remain. The existing accessory structure on Parcel 2 will be removed. This site is located at **5115 63<sup>rd</sup> Avenue** is zoned RS-1-7 and is in the College Area Community Plan. Exempt From environmental. Report No. HO-07-121

**RECOMMENDATION:**  
Deny

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ITEM – 5: - **\*EL PEDREGAL APARTMENTS– PROJECT NO. 106926**  
City Council District: 8 Plan Area: San Ysidro

**STAFF: William Zounes**

Site Development Permit and Density Bonus Agreement for the construction for a 45 multi-family residential (for rent) apartment complex. The 45-unit development will be located on a vacant 2.26 acre site located at **104 Averil Road**, south of Sunset Lane and north of San Ysidro Blvd . The development is in the RM-1-1 Zone within the San Ysidro Community Plan. Mitigated Negative Declaration No. 106926. Report No. HO-07-104

**RECOMMENDATION**  
Approval

ITEM -6: - **732 BRIGHTON MAP WAIVER – PROJECT NO. 120437**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: Jeffrey Robles**

A Map Waiver to waive the requirements for a Tentative Map to create two condominium ownerships from a two unit residential building currently under construction, and to waive the requirement to underground existing overhead utilities at **730 732 Brighton Court** within the Mission Beach Precise Plan, State Coastal, Coastal Height Limit, Airport Environs, Parking Impact and Residential Tandem Parking Overlay zones. Exempt from Environmental. Report No. HO-07-096

**RECOMMENDATION**  
Approval

ITEM – 7 - **6232 OSLER MAP WAIVER – PROJECT NO. 122494**  
City Council District: 6, Plan Area: Linda Vista

**STAFF: Jeffrey W. Robles**

Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to create 3 residential condominiums (under construction) on a 0.022 acre site at **6232-6236 Osler Street** in the RM-1-1 Zone within the Linda Vista Community Plan. Exempt from environmental. Report No. HO-07-115

**RECOMMENDATION**  
Approval

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ITEM -8: - **DOVER COURT MAP WAIVER– PROJECT NO. 113839**

City Council District: 2; Plan Area: Mission Beach

**STAFF:** **Jeffrey Robles**

Map Waiver application to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert two (2) existing daily and weekly for rent apartments to condominiums on a 0.0551 acre site at **713 715 Dover Court** in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan, Airport Environs, Coastal Height Limit, Coastal (Appealable), Parking Impact and Residential Tandem Parking zones Exempt from Environmental. Report No. HO-07-097

**RECOMMENDATION**

Approval

ITEM -9: - **EKERN BALCONY ADDITION – PROJECT NO. 109223**

City Council District: 2; Plan Area: Uptown

**STAFF:** **Derrick Johnson**

Site Development Permit for the construction a 65-square foot balcony to an existing single-family residence. The balcony would observe a three foot interior side yard setback, where a minimum of six-feet is required. The 0.28-acre site is located at **1109 W. Quince Street**, Unit 2, in the MR-1500 Zone, the Airport Approach Overlay Zone, the Airport Environs Overlay Zone, the Airport Influence Area, the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone, within the Uptown Community Plan. Exempt from environmental. Report No. HO-07-115

**RECOMMENDATION**

Approval

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ITEM -10: - **GLEASON RESIDENCE – PROJECT NO. 25649**

City Council District: 2; Plan Area: Mission Beach

**STAFF: Vena Lewis**

Coastal Development Permit to construct a 576 square-foot second story addition to an existing 448 square-foot single family residence on a 1,250 square-foot site. The site is located at **3948 Bayside Walk** in the RN Zone of the Mission Beach Planned District within the Mission Beach Community Plan. Exempt from environmental. Report No. HO -07-124

**RECOMMENDATION**

Approval

ITEM -11: - **2663 OCEAN FRONT WALK MAP WAIVER – PROJECT NO. 114491**

City Council District: 2; Plan Area: Mission Beach

**STAFF: Laura Black**

Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to create 3 residential condominiums (under construction) on a 4,480 sq ft site at **2663 Ocean Front Walk** in the R-S Zone of Mission Beach Planned District, State Coastal, Coastal Height Limit, Airport Environs, Parking Impact and Residential Tandem Parking Overlay Zones in Mission Beach Community Plan. Exempt from environmental. Report No. HO-07-128

**RECOMMENDATION**

Approval